

DECLARATORY RESOLUTION NO. R-55-92

A DECLARATORY RESOLUTION
designating an "Economic
Revitalization Area" under I.C. 6-
1.1-12.1 for property commonly
known as 2703 Corrinado Court, Fort
Wayne, Indiana 46808 (DHK
Enterprises, Limited)

WHEREAS, Petitioner has duly filed its petition dated October
20, 1992, to have the following described property designated and
declared an "Economic Revitalization Area" under Division 6,
Article II, Chapter 2 of the Municipal Code of the City of Fort
Wayne, Indiana, of 1974, as amended, and I.C. 6-1.1-12.1, to wit:

Lots 22 in Centennial Industrial Park, Section V, as
recorded in the plat thereof in the Office of the
Recorder of Allen County Indiana.

said property more commonly known as 2703 Corrinado Court, Fort
Wayne, Indiana 46808.

WHEREAS, said project will create 10 additional permanent
jobs for a total additional annual payroll of \$145,000.00, with
the average new annual job salary being \$14,500.00; and

WHEREAS, the total estimated project cost is \$240,000.00; and

WHEREAS, it appears the said petition should be processed to
final determination in accordance with the provisions of said
Division 6.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMON COUNCIL OF THE
CITY OF FORT WAYNE, INDIANA:

SECTION 1. That, subject to the requirements of Section 6,
below, the property hereinabove described is hereby designated and
declared an "Economic Revitalization Area" under I.C. 6-1.1-12.1.
Said designation shall begin upon the effective date of the
Confirming Resolution referred to in Section 6 of this Resolution
and shall continue for one (1) year thereafter. Said designation
shall terminate at the end of that one-year period.

- 1 (a) Said Resolution shall be filed with the Allen County
2 Assessor;
- 3 (b) Said Resolution shall be referred to the Committee on
4 Finance and shall also be referred to the Department of
5 Economic Development requesting a recommendation from
6 said department concerning the advisability of
7 designating the above designated area an "Economic
8 Revitalization Area";
- 9 (c) Common Council shall publish notice in accordance with
10 I.C. 6-1.1-12.1-2.5 and I.C. 5-3-1 of the adoption and
11 substance of this Resolution and setting this
12 designation as an "Economic Revitalization Area" for
13 public hearing;
- 14 (d) If this Resolution involves an area that has already
15 been designated an allocation area under I.C. 36-7-14-
16 39, then the Resolution shall be referred to the Fort
17 Wayne Redevelopment Commission and said designation as
18 an "Economic Revitalization Area" shall not be finally
19 approved unless said Commission adopts a resolution
20 approving the petition.

21 SECTION 3. That, said designation of the hereinabove
22 described property as an "Economic Revitalization Area" shall
23 apply to a deduction of the assessed value of real estate.

24 SECTION 4. That, the estimate of the number of individuals
25 that will be employed or whose employment will be retained and the
26 estimate of the annual salaries of those individuals and the
27 estimate of the value of redevelopment or rehabilitation all
28 contained in Petitioner's Statement of Benefits, are reasonable
29 and are benefits that can be reasonably expected to result from
30 the proposed described redevelopment or rehabilitation.

31 SECTION 5. The current year approximate tax rates for taxing
32 units within the City would be:

- (a) If the proposed development does not occur, the
approximate current year tax rates for this site would
be \$7.7728/\$100.

1 (b) If the proposed development does occur and no deduction
2 is granted, the approximate current year tax rate for
3 the site would be \$7.7728/\$100 (the change would be
negligible).

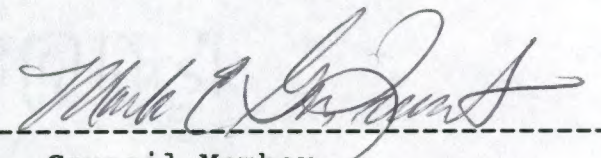
4 (c) If the proposed development occurs, and a deduction
5 percentage of fifty percent (50%) is assumed, the
6 approximate current year tax rate for the site would be
7 \$7.7728/\$100 (the change would be negligible).

8
9 SECTION 6. That, this Resolution shall be subject to being
10 confirmed, modified and confirmed or rescinded after public
11 hearing and receipt by Common Council of the above described
12 recommendations and resolution, if applicable.

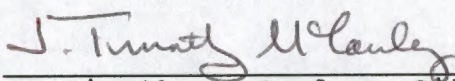
13 SECTION 7. Pursuant to I.C. 6-1.1-12.1, it is hereby
14 determined that the deduction from the assessed value of the real
15 property shall be for a period of 10 years.

16 SECTION 8. The benefits described in the Petitioner's
17 statement of benefits can be reasonably expected to result from
18 the project and are sufficient to justify the applicable
19 deductions.

20 SECTION 9. That, this Resolution shall be in full force and
21 effect from and after its passage and any and all necessary
22 approval by the Mayor.

23 
24 _____
Council Member

25 APPROVED AS TO FORM AND
26 LEGALITY

27 
28 J. Timothy McCaulay, City Attorney
29
30
31
32

Read the first time in full and on motion by _____,
seconded by _____, and duly adopted, read the second time by _____,
title and referred to the Committee on _____ (and the
City Plan Commission for recommendation) and Public Hearing to be held after
due legal notice, at the Common Council Conference Room 128, City-County
Building, Fort Wayne, Indiana, on _____, the _____, day
of _____, 19____, at _____ o'clock _____ M., E.S.T.

DATED: _____

SANDRA E. KENNEDY, CITY CLERK

Read the third time in full and on motion by Pro Quinta,
seconded by _____, and duly adopted, placed on its passage.
PASSED ~~lost~~ by the following vote:

	AYES	NAYS	ABSTAINED	ABSENT
TOTAL VOTES	<u>8</u>	<u>1</u>		
BRADBURY		<u>✓</u>		
EDMONDS	<u>✓</u>			
GiaQUINTA	<u>✓</u>			
HENRY	<u>✓</u>			
LONG	<u>✓</u>			
LUNSEY	<u>✓</u>			
RAVINE	<u>✓</u>			
SCHMIDT	<u>✓</u>			
TALARICO	<u>✓</u>			

DATED: 11-10-92

Sandra E. Kennedy
SANDRA E. KENNEDY, CITY CLERK

Passed and adopted by the Common Council of the City of Fort Wayne,
Indiana, as (ANNEXATION) (APPROPRIATION) (GENERAL)
(SPECIAL) (ZONING) ORDINANCE RESOLUTION NO. P-55-92
on the 10th day of November, 1992

ATTEST:

(SEAL)

Sandra E. Kennedy
SANDRA E. KENNEDY, CITY CLERK

Thomas E. Henry
PRESIDING OFFICER

Presented by me to the Mayor of the City of Fort Wayne, Indiana, on
the 12th day of November, 1992,
at the hour of 1:00 o'clock P, M., E.S.T.

Sandra E. Kennedy
SANDRA E. KENNEDY, CITY CLERK

Approved and signed by me this 17th day of November,
1992, at the hour of 8:15 o'clock P, M., E.S.T.

PAUL HELMKE
PAUL HELMKE, MAYOR

FOR USE OF THE DESIGNATING BODY

We have reviewed our prior actions relating to the designation of this economic revitalization area and find that the applicant meets the general standards adopted in the resolution previously approved by this body. Said resolution, passed under IC 6-1.1-12.1-2.5, provides for the following limitations as authorized under IC 6-1.1-12.1-2.

- A. The designated area has been limited to a period of time not to exceed _____ calendar years * (see below). The date this designation expires is _____.
- B. The type of deduction that is allowed in the designated area is limited to:
1. Redevelopment or rehabilitation of real estate improvements; ☐ Yes ☐ No
 2. Installation of new manufacturing equipment; ☐ Yes ☐ No
 3. Residentially distressed areas ☐ Yes ☐ No
- C. The amount of deduction applicable for new manufacturing equipment installed and first claimed eligible for deduction after July 1, 1987, is limited to \$ _____ cost with an assessed value of \$ _____.
- D. The amount of deduction applicable to redevelopment or rehabilitation in an area designated after September 1, 1988 is limited to \$ _____ cost with an assessed value of \$ _____.
- E. Other limitations or conditions (specify) _____
- F. The deduction for new manufacturing equipment installed and first claimed eligible for deduction after July 1, 1991 is allowed for:
☐ 5 years ☐ 10 years

Also we have reviewed the information contained in the statement of benefits and find that the estimates and expectations are reasonable and have determined that the totality of benefits is sufficient to justify the deduction described above.

Approved: (signature and title of authorized member) <i>Mark C. Diaz-Lucent</i> Council Member	Telephone number 219 427-1208	Date signed (month, day, year) 11-12-92
Attested by: <i>Richard E. Kennedy</i> City Clerk	Designated body Common Council	

* If the designating body limits the time period during which an area is an economic revitalization area, it does not limit the length of time a taxpayer is entitled to receive a deduction to a number of years designated under IC 6-1.1-12.1-4 or 4.5. Namely: (see tables below)

NEW MANUFACTURING EQUIPMENT		
For Deductions Allowed Over A Period Of		
Year of Deduction	Five (5) Year Percentage	Ten (10) Year Percentage
1st	100%	100%
2nd	95%	95%
3rd	80%	90%
4th	65%	85%
5th	50%	80%
6th		70%
7th		55%
8th		40%
9th		30%
10th		25%

REDEVELOPMENT OR REHABILITATION OF REAL PROPERTY IMPROVEMENT			
For Deductions Allowed Over A Period Of			
Year of Deduction	Three (3) Year Deduction	Six (6) Year Deduction	Ten (10) Year Deduction
1st	100%	100%	100%
2nd	66%	85%	95%
3rd	33%	66%	80%
4th		50%	65%
5th		34%	50%
6th		17%	40%
7th			30%
8th			20%
9th			10%
10th			5%

SUMMARY SHEET & ECONOMIC DEVELOPMENT RECOMMENDATION
FOR
"ECONOMIC REVITALIZATION AREA"
IN
CITY OF FORT WAYNE, INDIANA

Name of Applicant: DHK Enterprises Limited
Site Location: 2703 Corrinado Court
Fort Wayne, IN 46808
Councilmanic District: 3 Existing Zoning: M-2
Nature of Business: Light Manufacturing - Primarily Electronics

Project is located in the following:

	<u>Yes</u>	<u>No</u>
Designated Downtown Area	<u> </u>	<u>X</u>
Urban Enterprise Zone	<u> </u>	<u>X</u>
Redevelopment Area	<u>X</u>	<u> </u>
Platted Industrial Park	<u>X</u>	<u> </u>
Flood Plain	<u> </u>	<u>X</u>

Description of Project:

The improvements consist of an 11,000 square foot expansion to their current
facilities. The expansion will be used to house light manufacturing operations.

Type of Tax Abatement: Real Property X Manufacturing Equipment

Estimated Project Cost: \$ 240,000 Permanent Jobs Created: 10

STAFF RECOMMENDATION

As stated per the established policy of the Department of Economic Development, the following recommendations are hereby made:

1. Designation as an "Economic Revitalization Area" should be granted. Yes X No
2. Designation should be limited to a term of 1 year(s).
3. The period of deduction should be limited to 10 year(s).

COMMENTS:

Staff

Date

Karen A. Lee
10-23-92

Director

Date

Beth New
10-23-92

AN APPLICATION TO
THE CITY OF FORT WAYNE, INDIANA
FOR DESIGNATION OF PROPERTY AS AN
"ECONOMIC REVITALIZATION AREA"
AND STATEMENT OF BENEFITS

APPLICATION FOR THE FOLLOWING TYPE OF DESIGNATION:

 X Real Estate Improvements
 Personal Property (New Manufacturing Equipment)
 Both Real Estate Improvement & Personal Property

A. GENERAL INFORMATION

Applicant's Name: DHK ENTERPRISES LIMITED

Address of Applicant's Principal Place of Business:

 2703 Corrinado Court

Phone Number of Applicant: (219) 484-6414

Street Address of Property Proposed to be Designated:

 2703 Corrinado Court
 Fort Wayne, IN 46808

Real Estate Key Number for the Property: 80-4660-0022

Staff to Complete:

SIC Code of Principal User of Property: 3672

YES NO

X _____

X

X

X

X

X

X

X

X

What is the existing zoning classification on the project site? M-2

What is the nature of the business to be conducted at the project site?

D. REAL ESTATE ABATEMENT

Complete this section of the application only if requesting a deduction from assessed value for real estate improvements.

What structure(s) (if any) is currently on the property?

An 8,000 square foot structure containing areas for light manufacturing and office space

What is the condition of the structure(s) listed above? _____
The structure was built in 1989 and is in excellent condition

Current assessed value of real estate:

Land	<u>\$20,630</u>
Improvements	<u>\$78,570</u>
Total	<u>\$99,200</u>

What was the amount of total property taxes owed during the immediate past year? \$1782.32 w/exemption for year 1992.

Give a brief description of the proposed improvements to be made to the real estate.

The improvements consist of an 11,000 square foot expansion to our current facilities. The expansion will be used to house light manufacturing operations.

What is the total amount of project cost? \$ 240,000

What is the anticipated first year tax savings attributable to this designation? \$ 7,500

Explain how your company plans to use these tax savings.

The tax savings will be used to finance the construction of the expansion and promote future growth.

E. PERSONAL PROPERTY ABATEMENT

Complete this section of the application only if requesting a deduction from assessed value for installation of new manufacturing equipment.

Current assessed value of personal property: _____

What was the amount of personal property taxes owed during the immediate past year? \$ _____ for year 19 _____.

Give a brief description of new manufacturing equipment to be installed at the project site.

Cost of new manufacturing equipment: \$ _____

Development Time Frame:

When will installation begin of new manufacturing equipment?

When is installation expected to be completed? _____

Explain how your company plans to use these tax savings.

What is the anticipated first year tax savings attributable to the new manufacturing equipment? \$ _____

F. PUBLIC BENEFIT INFORMATION

How many permanent employees currently are employed by the applicant in Allen County? 25

How many permanent jobs will be created as a result of this project? 10

Anticipated time frame for reaching employment level stated above 24 - 36 months

Current annual payroll: \$ 400,000

New additional payroll: \$ 150,000

What is the nature of the jobs to be created?

Entry level to skilled machinist

Please provide the annual salary range for the jobs being created:

Minimum \$10,000 Maximum \$30,000 Average \$14,500

Please check if these newly-created jobs provide any of the listed benefits:

_____	Pension Plan
_____	Tuition Reimbursement
<u> x </u>	Major Medical Plan
<u> x </u>	Life Insurance
_____	Disability Insurance

List any benefits not mentioned above:

Will your company be registering the new jobs created from this project with any of the employment and training agencies listed below?

<u> x </u>	JobWorks
_____	Benito Juarez Center
_____	Township of Wayne
_____	Catholic Charities Ft Wayne-South Bend Diocese
_____	Community Action of Northeast Indiana, Inc.
_____	State of Indiana, Department of Public Welfare
_____	Fort Wayne Rescue Mission
_____	Lutheran Social Services, Inc.
_____	Fort Wayne Urban League, Inc.
_____	Fort Wayne Women's Bureau
<u> x </u>	State of Indiana, Employment Security Division
_____	State of Indiana, Vocational Rehabilitation Services
_____	Anthony Wayne Services
<u> x </u>	Indiana Department of Commerce
<u> x </u>	Indiana Institute of Technology
<u> x </u>	Indiana Purdue University at Fort Wayne
<u> x </u>	Ivy Tech

Undesirability of Normal Development:

What evidence can be provided that the property on which the project is located "has become undesirable for, or impossible of, normal development and occupancy because of age, lack of development, cessation of growth, deterioration of improvements or character of occupancy, obsolescence, substandard buildings or other factors which have impaired values or prevent a normal development or property or use of property" or is an area "where a facility or a group of facilities that are technologically, economically, or energy obsolete are located and where the obsolescence may lead to a decline in employment and tax revenues"?

Centennial Industrial Park is not developing as quickly as it could develop. The economy has certainly contributed to this slowdown in Park development, which is evidenced by the fact that all lots in the park have not been sold. Applicant's expansion will bring permanent jobs to Centennial Industrial Park.

In what Township is the project site located? Washington

In what Taxing District is the project site located? 80

G. CONTACT PERSON

Name and address of contact person for further information if required:

Dale H. Krauskopf	Michael T. Blee, Attorney
<u>2703 Corrinado Industrial</u>	<u>1000 Standard Federal Plaza, 200 E. Main</u>
<u>Fort Wayne, IN 46808 Park</u>	<u>Fort Wayne, IN 46802</u>

Phone number of contact person: (219) 426-1300

I hereby certify that the information and representation on this application and attached exhibits are true and complete. Further, it is hereby certified that no building permit has been issued for construction of improvements, nor has any manufacturing equipment been purchased, either of which is included and/or described herein, as of the date of filing of this application.

Dale H. Krauskopf, General Partner
Signature of Applicant

10/20/92
Date

EXHIBITS

The following exhibits must be attached to the application for it to be considered complete.

1. Legal description of property.
2. Check for application fee (see table below) to be made payable to the City of Fort Wayne.

<u>Project Cost</u>	<u>Fee</u>
\$0 to 250,000	\$ 500
\$250,001 to 1,000,000	\$ 7 00
\$1,000,001 and over	\$1,000

3. Owner's Certificate (if applicant is not the owner of property to be designated).



STATEMENT OF BENEFITS

State Form 27167 (R3 / 11-91)

Form SB - 1 is prescribed by the State Board of Tax Commissioners, 1989

The records in this series are CONFIDENTIAL according to IC 6-1.1-35-9

FORM
SB - 1

INSTRUCTIONS:

1. This statement must be submitted to the body designating the economic revitalization area prior to the public hearing if the designating body requires information from the applicant in making its decision about whether to designate an Economic Revitalization Area. Otherwise this statement must be submitted to the designating body **BEFORE** a person installs the new manufacturing equipment, or **BEFORE** the redevelopment or rehabilitation of real property for which the person wishes to claim a deduction. A statement of benefits is not required if the area was designated an ERA prior to July 1, 1987 and the "project" was planned and committed to by the applicant, and approved by the designating body, prior to that date. "Projects" planned or committed to after July 1, 1987 and areas designated after July 1, 1987 require a STATEMENT OF BENEFITS. (IC 6-1.1-12.1)
2. Approval of the designating body (City Council, Town Board, County Council, etc.) must be obtained prior to initiation of the redevelopment or rehabilitation, or prior to installation of the new manufacturing equipment, **BEFORE** a deduction may be approved.
3. To obtain a deduction, Form 322 ERA, Real Estate Improvements and / or Form 322 ERA / PP, New Machinery, must be filed with the county auditor. With respect to real property, Form 322 ERA must be filed by the later of: (1) May 10; or (2) thirty (30) days after a notice of increase in real property assessment is received from the township assessor. Form 322 ERA / PP must be filed between March 1 and May 15 of the assessment year in which new manufacturing equipment is installed, unless a filing extension has been obtained. A person who obtains a filing extension must file the form between March 1 and June 14 of that year.
4. Property owners whose Statement of Benefits was approved after July 1, 1991 must submit Form CF - 1 annually to show compliance with the Statement of Benefits. (IC 6-1.1-12.1-5.6)

SECTION 1-

TAXPAYER INFORMATION

Name of taxpayer DHK ENTERPRISES LIMITED, an Indiana Limited Partnership	
Address of taxpayer (street and number, city, state and ZIP code) 2703 Corrinado Court, Fort Wayne, IN 46808	
Name of contact person Dale H. Krauskopf	Telephone number (219) 484-6414

SECTION 2-

LOCATION AND DESCRIPTION OF PROPOSED PROJECT

Name of designating body City Council		Resolution number
Location of property 2703 Corrinado Court Centennial Industrial Park	County Allen	Taxing district 80
Description of real property improvements and / or new manufacturing equipment to be acquired (use additional sheets if necessary) 11,000 square foot addition to current 8,000 square foot facility to be used for light manufacturing of electronic equipment.		Estimated starting date Fall 92
		Estimated completion date Spring 93

SECTION 3-

ESTIMATE OF EMPLOYEES AND SALARIES AS RESULT OF PROPOSED PROJECT

Current number	Salaries	Number retained	Salaries	Number additional	Salaries
25	400,000 (1991)	25	400,000	10	150,000

SECTION 4-

ESTIMATED TOTAL COST AND VALUE OF PROPOSED PROJECT

	Real Estate Improvements		Machinery	
	Cost	Assessed Value	Cost	Assessed Value
Current values	235,000	78,570		
Plus estimated values of proposed project	240,000	?		
Less values of any property being replaced	0	0		
Net estimated values upon completion of project	475,000	?		

SECTION 5-

OTHER BENEFITS PROMISED BY THE TAXPAYER

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SECTION 6

TAXPAYER CERTIFICATION

I hereby certify that the representations in this statement are true.

Signature of authorized representative Dale H. Krauskopf	Title General Partner	Date signed (month, day, year) October 20, 1992
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LEGAL DESCRIPTION

Lot Numbered 22 in Centennial Industrial Park, Section V, as recorded in the plat thereof in the Office of the Recorder of Allen County, Indiana.



MEMORANDUM

Finance

TO: City Council Members

FROM: Karen A. Lee *K. A. L.*
Business Development Specialist

RE: Tax Abatement Application
DHK Enterprises Limited

DATE: October 26, 1992

Q-92-11-05

Background

DHK Enterprises Limited is a light manufacturing company that produces electronics. They would like to construct an 11,000 square foot expansion to their current facility.

Reviewing Alternatives

Approval of DHK Enterprises Limited's tax abatement will allow for the creation of 10 new jobs.

Recommendations

The Staff's recommendation is that the tax abatement be approved for DHK Enterprises Limited.

KAL/kak

Admn. Appr. _____

DIGEST SHEET

TITLE OF ORDINANCE Declaratory Resolution

DEPARTMENT REQUESTING ORDINANCE Department of Economic Development

SYNOPSIS OF ORDINANCE DHK Enterprises Limited is requesting a tax abatement in order to build an 11,000 square foot expansion to their current facility.

Approval of their request is contingent upon approval by the Redevelopment

Commission.

Q-92-11-05

EFFECT OF PASSAGE Will allow for the creation of 10 new jobs.

EFFECT OF NON-PASSAGE Opposite of above.

MONEY INVOLVED (DIRECT COSTS, EXPENDITURES, SAVINGS) _____

ASSIGNED TO COMMITTEE (PRESIDENT) Mark GiaQuinta

BILL NO. R-92-11-05

REPORT OF THE COMMITTEE ON
FINANCE

MARK E. GiaQUINTA, CHAIR
DONALD J. SCHMIDT, VICE CHAIR
EDMONDS, RAVINE

WE, YOUR COMMITTEE ON FINANCE TO WHOM WAS
REFERRED AN (ORDINANCE) (RESOLUTION) _____

HAVE HAD SAID (ORDINANCE) (RESOLUTION) UNDER CONSIDERATION
AND BEG LEAVE TO REPORT BACK TO THE COMMON COUNCIL THAT SAID
(ORDINANCE) (RESOLUTION) _____

DO PASS

DO NOT PASS

ABSTAIN

NO REC

_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____

DATED: 10-10-92

Sandra E. Kennedy
City Clerk